

LEGEND :	
POB	POINT OF BEGINNING
LL	LAND LOT LINE
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY
CT	CRIMP TOP FOUND
RBF	REBAR FOUND
OTF	OPEN TOP FOUND
RBS	REBAR SET
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYLCHLORIDE PIPE
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
CI	CURB INLET
DI	DROP INLET
OCS	OUTLET CONTROL SYSTEM
JB	JUNCTION BOX
FES	FLARED END SECTION
HW	HEAD WALL
WI	WIER INLET
SSMH	SANITARY SEWER MANHOLE
CO	CLEAN OUT
INV	INVERT
-OHP-	OVERHEAD POWER LINE
-OTL-	OVERHEAD TELEPHONE LINE
-UT-	UNDERGROUND TELEPHONE LINE
EO	ELECTRIC OUTLET
UP	UTILITY POLE
-P-	UNDERGROUND POWER LINE
GW	GUIDE WIRE
PP	POWER POLE
L/P	LIGHT POLE
C/I/T	CABLE/INTERNET/TELEPHONE
FH	FIRE HYDRANT
-W-	WATER LINE
WM	WATER METER
WV	WATER VALVE
VM	WAVE MARKER
SI	SIGN POST
BL	BUILDING LINE
CL	CENTERLINE
EP	EDGE OF PAVEMENT
*	SAMPLING POINT
MP	MONITORING POINT
*	WETLANDS
SL	STREET LIGHT

THIS PLAT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF DUNWOODY, GEORGIA, AND COMPLIES WITH ALL CITY ZONING, ENVIRONMENTAL, AND SUBDIVISION ORDINANCES AND REGULATIONS AND ALL APPLICABLE STATE AND FEDERAL LAWS.

DATED THIS 7th DAY OF November, 2016.

BY: [Signature]
COMMUNITY DEVELOPMENT DIRECTOR

THIS PLAT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE CITY MANAGER OF THE CITY OF DUNWOODY, GEORGIA AND HAS BEEN APPROVED AS REQUIRED BY STATE LAW AND CITY CODES AS MEETING ALL CONDITIONS PRECEDENT TO RECORDING IN THE COUNTY SUPERIOR COURT.

DATED THIS 7 DAY OF November, 2016.

BY: [Signature]
CITY MANAGER AS DESIGNEE OF THE CITY OF DUNWOODY

SURVEYORS ACKNOWLEDGEMENT

IN MY OPINION, THIS PLAT, DRAWN BY ME OR UNDER MY SUPERVISION, WAS MADE FROM AN ACTUAL SURVEY, AND IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

KEVIN V. RINGO

R.L.S. NO. 2278

BOARD OF REGENTS OF THE
UNIVERSITY SYSTEM OF GEORGIA
DEED BOOK 5511, PGS.281-284

ORIGINAL LOT LINE
TO BE VACATED WITH THE
RECORDING OF THE PLAT

PRIVACY FENCE
OVER LINE
10.0'

PRIVACY FENCE
OVER LINE
3.5'

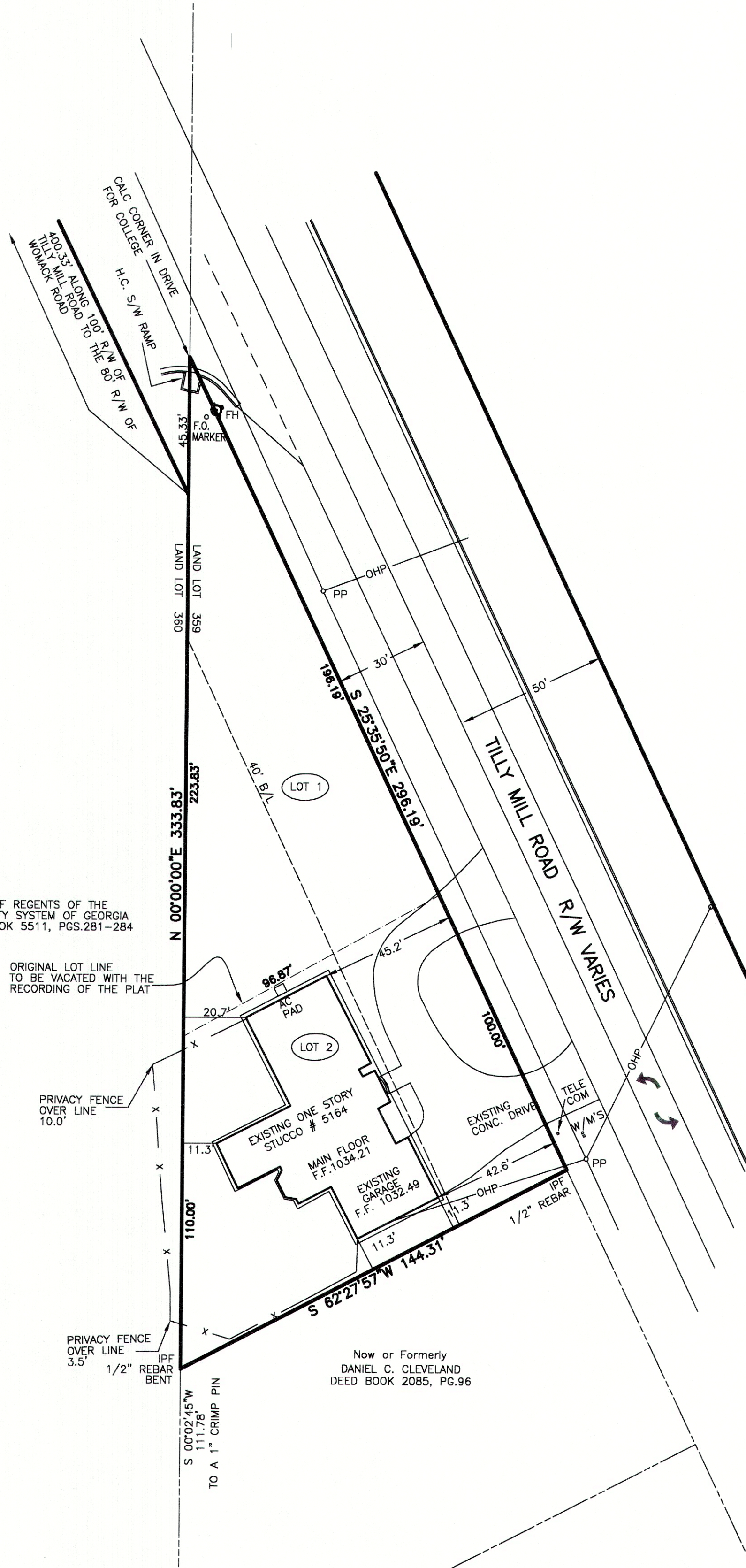
SURVEY NOTATION:
THIS SURVEY WAS RUN USING A TOPCON 225 TOTAL STATION EDM UNIT.
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 12,791 FEET AND AN ANGULAR ERROR OF
03" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR PRECISION AND WAS FOUND TO
BE ACCURATE WITHIN ONE FOOT IN 681,879 FEET.

REFERENCE MATERIAL:
FINAL PLAT OF BRYANWOOD MANOR PREPARED BY WATTS & BROWNING
ENGINEERS DATED FEB. 15, 1955 AND RECORDED IN PB. 23, PG.19.
PLAT OF SURVEY ENTITLED ACQUISITION OF REAL PROPERTY KNOWN AS
DEKALB COMMUNITY COLLEGE-NORTH CAMPUS, PREPARED BY PATTERSON
AND DEWAR ENGINEERS, INC. AND RECORDED IN PB.82, PG.100.

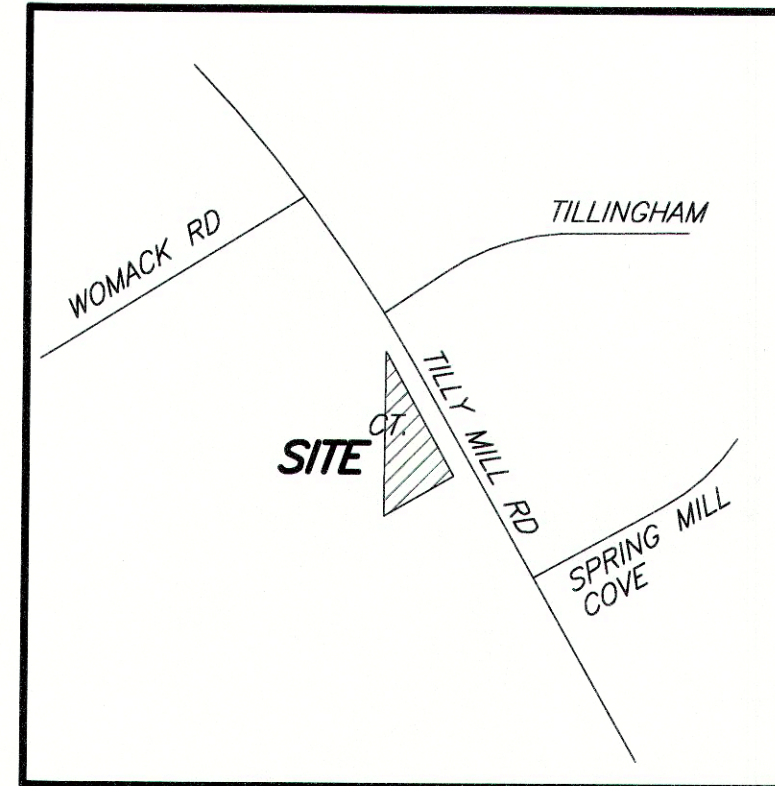
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE
TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN
GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES
OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL
ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE
GEORGIA PLAT ACT O.C.G.A. 15-6-67.

THE VERTICAL DATA FOR THIS SITE WAS OBTAINED USING GPS.
THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A CARLSON
SURVEYOR+ GLOBAL NAVIGATION SATELLITE SYSTEM WITH A
CARLSON SURVEYOR+ DATA COLLECTOR. THE TECHNIQUE USED WAS
RTK CORRECTED MEASUREMENTS FROM THE EOPs SOLUTIONS VRS
NETWORK. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE
POINTS UTILIZED WERE .03 FEET VERTICALLY AT THE 95%
CONFIDENCE LEVEL.



Now or Formerly
DANIEL C. CLEVELAND
DEED BOOK 2085, PG.96

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE
TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN
GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES
OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL
ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE
GEORGIA PLAT ACT O.C.G.A. 15-6-67.



LOCATION MAP
N.T.S.

ZONING: R-100 (SINGLE-DWELLING RESIDENTIAL)
FRONT SETBACK: 40 FEET
SIDE SETBACK: 10 FEET
REAR SETBACK: 40 FEET

OWNER'S ACKNOWLEDGEMENT

I, DAVID GOODCHILD, THE OWNER OF THE LAND SHOWN ON THIS PLAT AS LOTS 1 & 2 BRYANWOOD MANOR AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DO HEREBY CONVEY ALL STREETS AND RIGHTS-OF-WAY, WATER MAINS AND SEWER LINES SHOWN HEREON IN FEE SIMPLE TO THE CITY OF DUNWOODY, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS, PARKS WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED. IN CONSIDERATION OF THE APPROVAL OF THIS DEVELOPMENT PLAN AND OTHER VALUABLE CONSIDERATIONS, THE OWNER FURTHER RELEASES AND HOLDS HARMLESS THE THE CITY OF DUNWOODY FROM ANY AND ALL CLAIMS, DAMAGES OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE PROPERTY SHOWN HEREON; ON ACCOUNT OF THE ROADS, FILLS, EMBANKMENTS, DITCHES, CROSS-DRAINS, CULVERTS, WATER MAINS, SEWER LINES, AND BRIDGES WITHIN THE PROPOSED RIGHTS-OF-WAY AND EASEMENTS SHOWN; AND ON ACCOUNT OF BACKWATER, THE COLLECTION AND DISCHARGE OF SURFACE WATER OR THE CHANGING OF COURSES OF STREAMS.

AND FURTHER THE OWNER WARRANTS THAT HE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT THE CITY OF DUNWOODY SHALL NOT BE LIABLE TO HIM, HIS HEIRS, SUCCESSORS OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS-DRAIN EXTENSIONS, DRIVES, STRUCTURES, STREETS, CULVERTS, CURBS OR SIDEWALKS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, SURFACE WATERS AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND MYSELF AND OWNERS SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENT.

ALL ROADS HAVE BEEN PROPERLY DESIGNED AND DEDICATED TO ACCOMMODATE ANY REQUIRED PARKING IN THE RIGHT-OF-WAY.

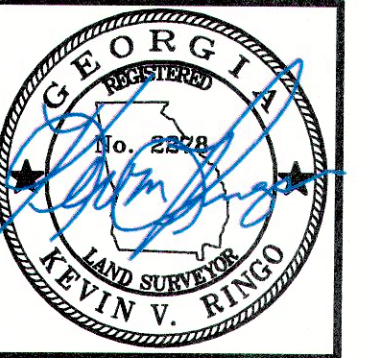
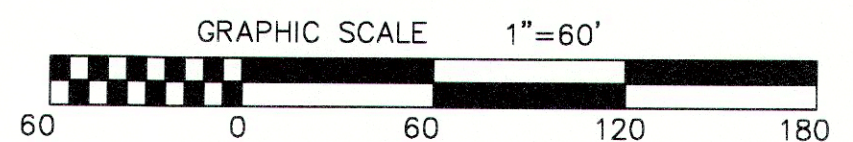
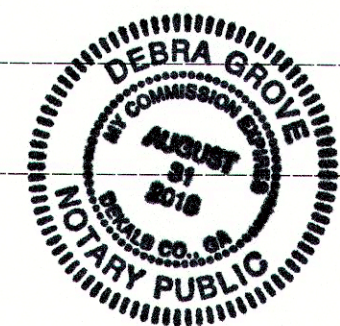
IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS 7th DAY OF

November, 2016.

(OWNER) [Signature]

(WITNESS) [Signature]

(NOTARY PUBLIC) [Signature]



CONSULTANTS
SURVEYORS
ENGINEERS
PLANNERS
**RINGO
ABERNATHY
& ASSOCIATES**
174 DACULA ROAD - DACULA, GA. 30019
Phone (770) 962-8456 - Fax (770) 277-3981

COUNTY:	DEKALB
DISTRICT:	18 TH
LAND LOT(S):	359
DATE:	09/15/16
SCALE:	1"=30'
JOB NO.:	16056

FINAL CONSOLIDATION PLAT FOR:
DAVID G. GOODCHILD, JR
BRYANWOOD MANOR LOTS 1 & 2

REVISIONS	NO.	DATE

SHEET

1
OF 1